



**TAKE NOTICE THAT A REGULAR MEETING
OF THE BOARD OF COMMISSIONERS
OF THE CITY OF PHARR, TEXAS
WILL BE HELD AT CITY HALL, COMMISSIONERS' ROOM,
118 S. CAGE BLVD., 2ND FLOOR, PHARR, TEXAS
COMMENCING AT 4:00 PM ON
MONDAY, APRIL 15, 2024**

The City of Pharr has called this meeting as allowed pursuant to Texas law, city charter, and city ordinances. The governing body may recess from day to day when it does not complete consideration of a particularly long subject as authorized by law. All persons desiring to address the governing body must register with the presiding city clerk prior to the scheduled meeting.

1. CALL TO ORDER:

- A) Roll call and possible action on the excusing of any absent member of the governing board.
- B) Pledge of Allegiance/Invocation.

2. PROCLAMATIONS:

- A) Proclamation proclaiming National Public Safety Telecommunicators Week.
- B) Proclamation proclaiming National Animal Control Officer Appreciation Week.

3. PUBLIC TESTIMONY: (Ordinance No. O-2019-45). A person intending on addressing the governing body may speak at a scheduled meeting of the governing body following registration with the presiding clerk and prior to the scheduled meeting. A registered speaker may speak only on items on the agenda and may not exceed 1.5 minutes when addressing the board regarding an agenda item. A registered speaker may not donate time to another speaker. A sign-in form for public testimony shall be promulgated by the presiding clerk and be made available at the city clerk's office. A person may sign up for public testimony beginning at the time the agenda is posted for the meeting. A person may not sign up later than one hour before the posted meeting is scheduled to begin. No registered speaker may be allowed to speak regarding an item once the public testimony portion of the agenda has ended.

4. PUBLIC HEARINGS: (Ordinance No. O-2019-31). A registered speaker during the public hearing may not exceed 1.5 minutes when addressing the board. A sign-in form for participation in public a hearing shall be promulgated by the presiding clerk and be made available at the city clerk's office. The public hearing sign-in form shall include the person or entity's name, address, telephone number, other contact information, organization if applicable, and other notices, authorizations, and acknowledgements as may be allowed by law from time to time. No registered speaker may be allowed to address the governing body once the public hearing has closed.

AGENDA REGULAR MEETING
April 15, 2024

A) Public hearing on development services cases.

B) Solicitation of comments from the general public on the Voluntary Annexation of a 6.154 acre tract situated in Porcion 71, Narciso Cabazos Survey, Abstract No. 30, being a portion of South Veterans Boulevard and East Hi Line Road, said portion being out of Parcels 70B, 70C, and 70D, and a 79.022 acre tract situated in Porcion 71, Narciso Cabazos Survey, Abstract No. 30, being out of Lots 47 through 55, and a portion of a 40 ft. road (not in use), as shown on the Re-subdivision of Lots 1 and 5 to 32 inclusive of the San Juan Plantation Subdivision located at the northeast corner of South Veterans Boulevard and East Hi Line Road, in the City of Pharr's Extraterritorial Jurisdiction (ETJ), in Hidalgo County, Texas. **This item supports EV - Economic Vitality. (DEVELOPMENT SERVICES)**

5. CITY MANAGER'S REPORTS: *(City Manager's Administrative Reports and discussion, if any, with governing body. The City Manager may also assign a designated spokesperson for any particular listed topic)*

A) City Events of Interest.

1. Presentation of 2024 Excellence Award to the City of Pharr for TeamPharr.net project.

6. CONSENT AGENDA: *(All items listed under consent Agenda are considered to be routine and non-controversial by the Governing Body and will be enacted by one motion. Any Commissioner may remove items from the consent agenda by making such request prior to a motion and vote on the Consent Agenda)*

A) Consideration and action, if any, on Development Services Cases:

1. Jorge Pena Architects, LLC., representing Luis Biasi, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from General Business District (C) to Heavy Commercial District (H-C). The property is legally described as being 0.52 acres, more or less, out of Lot 356, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 8901 South Cage Boulevard. COZ#240208 **This item supports EV - Economic Vitality.**

2. Jorge Pena Architects, LLC., representing Luis Biasi, owner has filed with the Planning and Zoning Commission a request for a Change of Zone from Single-Family Residential District (R-1) to Heavy Commercial District (H-C). The property is legally described as being 0.17 acres, more or less, out of Lot 356, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 8901 South Cage Boulevard. COZ#240209 **This item supports EV - Economic Vitality.**

3. Jorge Pena Architects, LLC., representing Luis Biasi, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Agricultural and/or Open Space District (A-O) to Heavy Commercial District (H-C). The property is legally described as being 1.13 acres, more or less, out of Lot 356, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 8911 South Cage Boulevard. COZ#240210 **This item supports EV - Economic Vitality.**

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4. Jorge Pena Architects, LLC., representing Luis Biasi, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Agricultural and/or Open Space District (A-O) to Heavy Commercial District (H-C). The property is legally described as being 1.82 acres, more or less, out of Lot 356, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 8907 South Cage Boulevard. COZ#240211 **This item supports EV - Economic Vitality.**

5. Jorge Pena Architects, LLC., representing Luis Biasi, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Agricultural and/or Open Space District (A-O) to Heavy Commercial District (H-C). The property is legally described as being 1.82 acres, more or less, out of Lot 356, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 8915 South Cage Boulevard. COZ#240212 **This item supports EV - Economic Vitality.**

6. R.E.T.Y., LLC., representing Pharr Economic Development Corporation, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Agricultural and/or Open Space District (A-O) to Heavy Industrial District (H-I). The property is legally described as being 241.56 acres, more or less, out of Porcion 71, Pharr, Hidalgo County, Texas. The property's physical address is 2101 West Doffing Road. COZ#240313 **This item supports EV - Economic Vitality.**

7. Salinas Engineering & Associates, representing Maria Del Carmen Pacheco and Ruben Pacheco, owners, has filed with the Planning and Zoning Commission a request for a Change of Zone from General Business District (C) to Townhouse Residential District (R-TH). The property is legally described as being 0.27 acres, more or less, out of Lot 8, Block 9, A.J. McColl Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 2506 and 2508 South Salamanca Street. COZ#240314 **This item supports EV - Economic Vitality.**

8. CNMK Texas Properties, LLC, d/b/a Cinemark El Centro Mall 16, is requesting renewal of the Conditional Use Permit and Late Hours Permit to allow the sale of alcoholic beverages for on-premise consumption. The property is legally described as being Lot 3A, Re-plat of Vacated Car-Mel Subdivision, Vacated El Centro Mall No. 3 and 4 Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 600 North Jackson Road. CUP#131046 **This item supports EV - Economic Vitality.**

9. Olly's Drive Thru, is requesting renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption. The property is legally described as being a 0.04 acre tract of land, more or less, out of Lots 27 and 28, La Quinta Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 5850 South Cage Boulevard. CUP#200836 **This item supports EV - Economic Vitality.**

REGULAR AGENDA - OPEN SESSION:

7. ORDINANCES AND RESOLUTIONS:

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A) Consideration and action, if any, on Ordinance extending the boundaries of the present corporate limits of the City of Pharr, Texas and annexing new territory into the City of Pharr consisting of a 6.154 acre tract situated in Porcion 71, Narciso Cabazos Survey, Abstract No. 30, being a portion of South Veterans Boulevard and East Hi Line Road, said portion being out of Parcels 70B, 70C, and 70D, and a 79.022 acre tract situated in Porcion 71, Narciso Cabazos Survey, Abstract No. 30, being out of Lots 47 through 55, and a portion of a 40 ft. road (not in use), as shown on the Re-subdivision of Lots 1 and 5 to 32 inclusive of the San Juan Plantation Subdivision located at the northeast corner of South Veterans Boulevard and East Hi Line Road, in the City of Pharr's Extraterritorial Jurisdiction (ETJ), in Hidalgo County, Texas. (1st Reading) **This item supports EV - Economic Vitality.** (DEVELOPMENT SERVICES)

B) Consideration and action, if any, on Ordinance authorizing the issuance of the City of Pharr, Texas Combination Tax and Revenue Certificates of Obligation, Series 2024 and levying an annual ad valorem tax, within the limitations prescribed by law, for the payment of the obligations; setting certain parameters for the obligations; authorizing a pricing officer to approve the amount, the interest rates, price, redemption provisions and terms thereof and certain other procedures and provisions related thereto; and containing matters incident thereto. (Adoption on One Reading) **This item supports SG - Sound Governance and Fiscal Sustainability.** (ADMINISTRATION)

C) Consideration and action, if any, on Ordinance amending Ordinance No. O-2022-40 adopting Grants Management Policies and Procedures Manual (Adoption on One Reading). **This item supports SG - Sound Governance and Fiscal Sustainability.** (GMCD)

D) Consideration and action, if any, on Ordinance amending Ordinance No. O-2023-33 Municipal Fiber Optic Fee Schedule (1st Reading). **This item supports SG - Sound Governance and Fiscal Sustainability.** (IT)

E) Consideration and action, if any, on Resolution supporting the approval of the West Doffing Road segment to the designated Texas Department of Transportation Oversize Overweight Corridor. **This item supports IF - Infrastructure.** (ADMINISTRATION)

8. ADMINISTRATIVE:

A) Consideration and action, if any, accepting the City of Pharr Audited Financial Statements for the FY 2021-2022. **This item supports SG - Sound Governance and Fiscal Sustainability.** (FINANCE)

9. PURCHASING:

A) Consideration and action, if any, on the purchase of eighty (80) computers from Southern Computer Warehouse for an amount not to exceed \$71,756.80 (DIR-TSO 4159 Contract). **This item supports SG - Sound Governance and Fiscal Sustainability.** (IT)

10. CONTRACTS/AGREEMENTS:

A) Consideration and action, if any, authorizing City Manager to enter into fee negotiations and scope of services with Quantum Consultants from El Paso, Texas to develop the Comprehensive Plan Update for the City of Pharr. **This item supports QL - Quality of Life.** (PURCHASING)

11. CLOSED SESSION: *In accordance with Chapter 551 of the Texas Gov't. Code, the Pharr Board of Commissioners hereby gives notice that it may meet in a closed (non-public) executive session to discuss the items listed on the public portion of the meeting agenda in accordance with the following below:*

Pursuant to Section 551.071, the Board may convene in a closed, non-public meeting with its attorney and discuss any matters related to **legal advice on pending or contemplated litigation, settlement offer, and/or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter.** The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.072, the Board may convene in a closed, non-public meeting to discuss any matters related to **real property and deliberate the purchase, exchange, lease, or value of real property as such would be detrimental to negotiations between the City and a third party in an open meeting.** The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.074, the Board may convene in a closed, non-public meeting to discuss any matters related to **appointment, employment, evaluation, reassignment, duties and discipline or dismissal of a public officer or employee and to hear any complaints or charges against an officer or employee.** The City and its attorney may also discuss such issues with the appropriate staff including members so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.076, the Board may convene in a closed, non-public meeting to discuss any matters on the **deployment, or specific occasions for implementation, of security personnel or devices.** The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.084, the Board may convene in a closed, non-public meeting to discuss any matters involving an **investigation and may exclude a witness from hearing during the examination of another witness in the investigation.** The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

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Pursuant to Section 551.087, the Board may convene in a closed, non-public meeting to discuss any matters regarding **economic development issues**. The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

12. RECONVENE: *into Regular Session and consider action, if necessary, on any items(s) discussed in closed session.*

13. ADJOURNMENT:

NOTICE OF ASSISTANCE AT THE PUBLIC MEETING

City Hall is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Clerk's Office at 956-402-4100 Ext. 1016 / 1007 or FAX 956-702-5313 or E-mail hilda.pedraza@pharr-tx.gov and imelda.perez@pharr-tx.gov for further information. Braille is not available.

I, the undersigned authority, do hereby certify that the above notice of said Regular Meeting of the City Commission of the City of Pharr was posted on the bulletin board at City Hall and on the City's web page at www.pharr-tx.gov. This Notice was posted on the 12th day of April 2024 at 3:30 p.m. and will remain posted continuously for at least 72 hours preceding the scheduled time of said Meeting, in compliance with Chapter 551 of the Government Code, Vernon's Texas Codes, Annotated (Open Meetings Act).



WITNESS MY HAND AND SEAL, this 12th day of April 2024

HILDA PEDRAZA, TRMC / CMC
CITY CLERK

I certify that the attached notice and agenda of items to be considered by the City Commission was removed from the bulletin board of City Hall on the ____ day of _____, 20__ by,

Title: _____